

GENERAL NOTES	
1. THE CONTRACTOR SHALL EXAMINE THE CONDITION OF THE PROJECT AREA AND PRIOR TO COMMENCEMENT OF WORK, REPORT ALL DISCREPANCIES TO THE ARCHITECT.	B. INACTIVE LEAF OF A PAIR OF DOORS OR UPPER LEAF OF DUTCH DOORS SHALL HAVE A DEADBOLT AS PER THE PARAGRAPH "A" NOT A KEY OPERATED, OR HARDENED DEADBOLT AT TOP AND BOTTOM WITH 1/2-IN. EMBEDMENT. (6709.3)
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND OBTAIN ALL PERMITS, LICENSE, AND PAY ALL REQUIRED FEES.	C. SWINGING WOOD DOOR(S) SHALL BE SOLID CORE NOT LESS THAN 1-3/8-IN. THICK. (6709.1.1)
3. DIMENSIONS SHOWN ON PLANS ARE TO FACE OF EXTERIOR MASONRY, CONCRETE COLUMN OR GRID LINES AND FACES OF GYPSUM BOARD, UNLESS OTHERWISE NOTED OR DETAILED.	D. PANELS OF WOOD DOORS SHALL BE 1-3/8-IN. THICK AND NOT MORE THAN 300 SQ. INCHES, STILES AND RAILS TO BE 1-3/8-IN. THICK AND 3-IN. MINIMUM WIDTH. (6709.1.2)
4. CEILING HEIGHTS ON FINISH SCHEDULE ARE FROM FINISH CEILING	E. DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NON-REMOVABLE. (6709.5)
5. CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING, RESTORING AND THE LIKE NECESSARY TO COMPLETE THE WORK AND TO RESTORE ANY DAMAGED OR AFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.	F. DOORSTOPS OF WOOD JAMBS OF IN-SWINGING DOORS SHALL BE ONE-PIECE CONSTRUCTION OR JOINED BY A RABBIT. (6709.4)
6. PROVIDE BLOCKING BEHIND ALL FIXTURES, CLOSET SHELVES, POLES ETC., WHERE INDICATED OR REQUIRED.	G. GLAZING WITHIN 40-IN. OF THE LOCKING DEVICE OF THE DOOR SHALL BE FULLY TEMPERED/APPROVED. (6714)
7. EXTEND SOFFIT FRAMING TO STRUCTURE ABOVE, DIAGONALLY BRACE AS REQUIRED.	H. OVERHEAD AND SLIDING GARAGE DOORS SHALL BE SECURED WITH A CYLINDER LOCK, A PADLOCK WITH A HARDENED STEEL SHACKLE, OR EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRIC POWER OPERATION. JAMB LOCKS SHALL BE ON BOTH JAMBS FOR DOORS EXCEEDING 9-FT. IN WIDTH. (6711)
8. PROVIDE METAL BULLNOSE CORNER BEAD AT ALL OUTSIDE CORNERS OF PLASTERED OR DRYWALLED SURFACES; UNLESS OTHERWISE NOTED.	I. SLIDING GLASS DOORS AND SLIDING GLASS WINDOWS SHALL BE CAPABLE OF WITHSTANDING THE TESTS SET FORTH IN SECTION 6706 AND 6707 AND SHALL BEAR FORCED ENTRY-RESISTANT LABELS. (6710, 6715)
9. ALL FOOTINGS SHALL BE FOUNDED IN UNDISTURBED NATURAL SOIL PER CODE.	CONSTRUCTION REQUIREMENTS
10. ALL EXTERIOR WALL OPENINGS, WINDOWS, DOORS, VENTS FLASHING, COPING AND EXPANSION JOINTS SHALL BE WEATHERPROOF.	1. NOTCHING OF EXTERIOR AND BEARING/NONBEARING WALLS SHALL NOT EXCEED 25% / 40% RESPECTIVELY. BORED HOLES IN BEARING/NONBEARING WALLS SHALL NOT EXCEED 40% / 60% RESPECTIVELY. (2308.9.10, 2308.9.11)
11. IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.	2. PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS, PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL, AND AT 10-FT. INTERVALS BOTH VERTICAL AND HORIZONTAL. (717.2)
12. PROVIDE STIFFENERS, BRACING, BACK UP PLATE, ETC., AS REQUIRED AT STUD WALLS FOR SUPPORT OF TOILET ROOM FIXTURES OR OTHER EQUIPMENT.	3. DOOTS INSTALLED UNDER A FLOOR IN A CRAWL SPACE SHALL NOT PREVENT ACCESS TO AN AREA OF CRAWL SPACE, WHERE IT IS REQUIRED TO MOVE UNDER DUCTS FOR ACCESS TO AREAS OF THE CRAWL SPACE, A VERTICAL CLEARANCE OF 18" MIN. SHALL BE PROVIDED.
13. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMANS COMPENSATION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH THE LOCAL LABOR CODE.	4. WHERE FLASHING IS METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN .019 INCH (NO. 28 GALVANIZED SHEET)
14. NO TRENCHES EXCAVATIONS OR MORE DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND OR OBTAIN NECESSARY PERMISSION FROM THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.	5. NOTE ON THE PLANS: "ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS."
15. ALL DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.	6. SUBFLOORS SHALL HAVE END-MATCHED LUMBER, HAVE BLOCKED PANEL EDGES, OR OCCUR OVER SUPPORT. FLOOR SHEATHING SHALL COMPLY WITH SECTION R503
16. PROVIDE 70" HIGH NON-ABSORVENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.	GLAZING REQUIREMENTS
17. FIRE CLASS A ROOF IS REQUIRED.	THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING PER SECTION R308:
18. WHERE FACTORY FINISHED ON FACTORY PRIMED ITEMS OCCUR SUCH AS GRILLES, DIFFUSERS, METAL TRIM AND ACCESSORIES, ETC., THEY SHALL BE PAINTED TO MATCH THE ADJACENT SURFACE AND OR AS DIRECTED BY THE ARCHITECT.	A. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS.
19. ALL MATERIALS AND FINISHES INDICATED ON PLANS SHALL BE NEW AND UNUSED.	B. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
20. CONTRACTOR SHALL COORDINATE WORK PERFORMED BY OTHER SUB CONTRACTORS, DISCREPANCIES, IF ANY, SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.	C. WINDOW GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
21. SHOULD THE DRAWING DISCREPANCIES IN THEMSELVES OR WITH THE SPECIFICATIONS OR SHOULD THE SPECIFICATIONS DISAGREE IN THEMSELVES, THE BETTER QUALITY AND/OR GREATER QUANTITY OF WORK AND/OR MATERIAL SHALL BE ESTIMATED UPON, AND UNLESS OTHERWISE ORDERED IN WRITING, SHALL BE FURNISHED AND INSTALLED.	1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 S.F.
22. IF ANY ERROR OR OMISSIONS OCCUR IN THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH ERROR OR OMISSION. IF CONTRACTOR FAILS TO GIVE SUCH NOTICE, HE WILL BE HELD RESPONSIBLE FOR RESULTS OF SUCH ERRORS AND OMISSIONS AND FOR THE COST OF RECTIFYING SAME.	2. THE BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR.
23. KEEP ALL PIPING AS CLOSE TO WALLS AND AS HIGH TO UNDERSIDE OF FLOOR ROOF FRAMING AS POSSIBLE.	3. THE TOP EDGE IS MORE THAN 36 INCHES ABOVE THE FLOOR.
24. DO NOT SCALE DRAWINGS.	4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING
25. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK, COORDINATE WITH ARCHITECT.	F. GLAZING ADJACENT TO STAIRS AND RAMPS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS, AND RAMPS, UNLESS THE GLAZING IS MORE THAN 36 INCHES MEASURED HORIZONTALLY FROM THE WALKING SURFACE, OR A RAIL IS DESIGNED PER SECTION R308.4.6.
26. ALL MILL WORK, ARCHITECTURAL WOODWORK, WOOD DOORS, MODULAR AND CUSTOM CASEWORK SHALL BE MANUFACTURED IN ACCORDANCE WITH THE STANDARD ESTABLISHED IN THE LATEST EDITION OF THE MANUAL OF MILLWORK OF THE WOODWORK INSTITUTE OF CALIFORNIA IN THE GRADE OR GRADES SPECIFIED THEREIN OR AS SHOWN ON THE DRAWINGS.	MECHANICAL NOTES
27. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY, FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.	PLUMBING NOTES:
28. FOOTINGS SHALL BE SET BACK FROM THE DESCENDING SLOPE SURFACE EXCEEDING 3 HORIZONTAL TO 1 VERTICAL AS PER SECTION 91.1806.5.3.	1. WALL COVERINGS SHALL BE GYPSUM GREEN BOARD, TILE OR APPROVED EQUAL TO 70 INCHES ABOVE THE DRAIN INLET AT SHOWERS OR TUB WITH SHOWER. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.
29. ALL CONCENTRATED DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED, VIA GRAVITY, TO THE STREET OR AN APPROVED LOCATION AT A 2% MINIMUM.	2. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II: SWING DOOR OUTWARD; NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQ. INCHES OF FLOOR AREA AND ENCOMPASS 30 INCH DIA. METER CIRCLE.
30. PROVIDE RESIDENTIAL FIRE SPRINKLER SYSTEM. SPRINKLER CONTRACTOR TO PROVIDE SPRINKLER SHOP DRAWINGS AND PERMIT, SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.	3. ALL PLUMBING WALLS SHALL BE 2x6 STUDS @ 16 INCH O.C.
SECURITY REQUIREMENTS	4. PROVIDE LOW CONSUMPTION WATER CLOSETS (1.6 GALS. PER FLUSH)
1. EXTERIOR DOORS, DOORS BETWEEN HOUSE AND GARAGE, WINDOWS AND THEIR HARDWARE SHALL CONFORM TO THE SECURITY PROVISIONS OF CHAPTER 67 OF THE COUNTY OF LOS ANGELES BUILDING CODE:	WATER HEATER NOTES:
A. SINGLE SWINGING DOORS, ACTIVE LEAF OR A PAIR OF DOORS, AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A LATCH AND A DEADBOLT KEY OPERATED FROM THE OUTSIDE. DEADBOLTS SHALL HAVE A HARDENED INSERT WITH MINIMUM 1-IN. THICKNESS AND 5/8-IN. EMBEDMENT INTO THE JAMB. IF A LATCH HAS A KEY-LOCKING FEATURE, IT SHALL BE A DEAD LATCH TYPE. (6709.2)	1. PROVIDE 18 INCH HIGH PLATFORM.
	2. INSTALL 3/4"x24 GAUGE PERFORMANCE STEEL PLUMBERS TAPE TOP AND BOTTOM OF WATER HEATER.
	3. PROVIDE 30" SQ. EACH VENT, TOP AND BOTTOM OF WATER HEATER ENCLOSURE DOOR.
	4. PROVIDE VENT THRU ROOF, (12" MIN. ABOVE ROOF LINE.)
	GENERAL NOTES:
	1. ALL DOORS OPEN ON A LANDING 1/2" BELOW THE THRESHOLD.
	2. UNDER CUT BEDROOM DOORS BY 2" MIN. FOR WARM AIR CIRCULATION.
	3. ALL GLAZING WITHIN 18" OF FLOOR SURFACE SHALL BE APPROVED FOR IMPACT HAZARD.
	WATER HEATER
	WATER HEATER, GAS
	AMERICAN APPLIANCE
	MODEL R9K454T
	CAPACITY: 50.00 GALS.
	SHADING DEVICES typ.
	EXTERIOR: BUG SCREEN
	INTERIOR: DRAPERY-STANDARD
	FRAME: METAL
	TYPE: DOUBLE GLASS
	INSULATION typ.
	WALLS: R-13
	FLOOR: R-19
	(U VALUE: 0.87)
	INSULATION typ.
	THERMAL MASS
	SLAB + VA SHEET
	TILE.
	DESIGN BUILD
	SPLIT SYSTEM
	FORCED AIR FURNACES
	FOR 72,000 CU. FT.
	PROPOSED DESIGN 5.96
	REMOTE CONDENSERS
	(CONDITIONED COOLING)
	PROPOSED DESIGN 5.73
	SEE TITLE 24 CALCULATIONS

NEW COMMERCIAL BUILDING																																												
1719 SAN FERNANDO BLVD																																												
BURBANK, CA 91504																																												
VICINITY MAP		PROJECT SCOPE		EXIT ANALYSIS																																								
		NEW CONSTRUCTION OF A TYPE V-B 7,400 S.F. HIGH-END APPLIANCE SHOWROOM BUILDING WITH SECOND FLOOR. STRUCTURE WILL CONTAIN STORAGE ROOM, RESTROOMS, EMPLOYEE LOUNGE ROOM, MEZZANINE ABOVE WILL HOUSE MEETING ROOM AND 3 OFFICES.		<table><tr><th colspan="4">OCCUPANT CALCULATION:</th></tr><tr><th>BUILDING DESCRIPTION</th><th>GROSS S.F.</th><th>OCCUPANT LOAD FACTOR</th><th>OCCUPANT LOAD</th></tr><tr><td>GROUND FLOOR</td><td>5750</td><td>60</td><td>96</td></tr><tr><td>2ND FLOOR</td><td>1650</td><td>60</td><td>28</td></tr><tr><td colspan="4">TOTAL = 124</td></tr></table> 2 EXITS/ENTRANCES REQUIRED= 3 PROVIDED EXIT ANALYSIS EXIT WIDTH REQUIRED: 124 OCCUPANTS x .20 = 25 25 INCHES / 12 = 2.06 LINEAR FEET OF EXIT WIDTH REQUIRED EXIT WIDTH PROVIDED: 6'-0" (ENTRY) + 6'-0" (SIDE) + 4'-0" (REAR SIDE EXIT) = 16'-0" L.T. PROVIDED	OCCUPANT CALCULATION:				BUILDING DESCRIPTION	GROSS S.F.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	GROUND FLOOR	5750	60	96	2ND FLOOR	1650	60	28	TOTAL = 124																							
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ON GRADE PARKING LOCATED AT THE NORTH-EAST SIDE OF THE PROPERTY. PARKING LOT TO PROVIDE 1-ADA & 1 VAN ACCESSIBLE STALL, 1 EV PARKING STALL AND 21 STANDARD PARKING STALLS.																																												
PROJECT DIRECTORY		PROJECT INDEX																																										
OWNER:  ARCHITECT:  STRUCTURAL:  MEP:  CIVIL:  GEOTECH:		ARCHITECTURAL																																										
ABSOLUTE APPLIANCES 617 N. LA BREA LOS ANGELES, CA 90036 C/O STEVE GARFINKEL (323) 350-0680		1. A-0.0 COVER SHEET																																										
LR ARCHITECTURE 217 W ALAMEDA, SUITE 203 BURBANK, CA 91502 (818) 840-8361 (818) 840-8341 FAX		2. A-0.10 DEMO SITE PLAN																																										
DAVID LI & ASSOCIATES 1000 N. SAN GABRIEL BLVD., SUITE 101 ROSEMEAD, CA 91770 TEL: 626-288-1216 FAX: 626-288-5078		3. A-1.0 SITE PLAN																																										
YF ENGINEERING, INC 2205 CRENSHAW BLVD, SUITE #101 LOS ANGELES, CA 90016 CONTACT: JOSEPH YANG TEL: (323) 989-3431		4. A-1.1 TRASH ENCLOSURE & SITE DETAILS																																										
ITF & ASSOCIATES, INC 11278 LOS ALAMITOS BLVD. #354 LOS ALAMITOS, CA 90720 CONTACT: YEFIM "JEFF" TSALYUK TEL: (800) 797-9483		5. A-2.0 FIRST FLOOR & MEZZ PLANS																																										
GEO ENVIRON ENGINEERING, INC JABED MASUD MSCSE 4071 E. LA PALMA AVE, STE B ANAHEIM, CA 92866 (CELL) 714-606-2598 (TEL) 714-632-3190		6. A-2.1 RCP PLANS																																										
		7. A-3.0 ROOF PLAN																																										
		8. A-4.0 EXTERIOR ELEVATION																																										
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		10. A-5.0 BUILDING SECTIONS																																										
		11. A-6.0 ENLARGED RESTROOM PLAN & STAIR DET.																																										
		12. A-7.00 DOOR AND WINDOW SCHEDULE																																										
		13. A-7.02 DOOR DETAILS																																										
		14. A-7.03 WINDOW DETAILS																																										
		15. A-7.04 WINDOW FLASHING DETAILS																																										
		16. A-7.05 WALL SECTIONS ASSEMBLY DET																																										
		17. A-7.06 FLOOR-CEILING ASSEMBLY DET																																										
		18. A-7.08 EXTERIOR DETAILS																																										
		19. A-7.10 ROOF DETAILS																																										
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		23. A-9.5 GENERAL NOTES																																										
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		25. A-9.7 SPECIFICATIONS																																										
		26. A-9.8 SPECIFICATIONS																																										
		27. A-9.9 SPECIFICATIONS																																										
		28. A-10.0 GREEN FORMS																																										
SYMBOLS		PROJECT INFORMATION																																										
		ADDRESS: 1719 SAN FERNANDO BLVD BURBANK, CA 91504																																										
		PLANNING DESIGNATION: COMMERCIAL																																										
		EXISTING ZONE: C-3 NSFC NORTH SAN FERNANDO COMM. ZONE																																										
		LEGAL DESCRIPTION: 9122 (EX OF ST) 2 1,2,3,4,5,6,7 2460-012-040																																										
		(E) LOT SIZE: 16,607 SF																																										
		FAR: 1:1																																										
		PROPOSED: GROUND FLOOR: 5,750 SQ. FT. SECOND FLOOR: 1,650 SQ. FT. TOTAL: 7,400 SQ. FT.																																										
		CONSTRUCTION TYPE: TYPE V-B																																										
		AREA ANALYSIS:																																										
		OCCUPANCY: M																																										
		STORIES: 2 STORIES																																										
		HEIGHT: 35'-0" MAX. HEIGHT 22'-0" PROPOSED HEIGHT																																										
		SETBACKS: FRONT 0'-0" MIN. SIDE 0'-0" MIN. REAR 0'-0" MIN. 10'-0"																																										
		P.U.E & SEWER EASTMENT																																										
		PARKING SPACES: 3.3 PER 1,000SF 24 STANDARD STALLS PROVIDED LOADING ZONE: 300 SF																																										
		APPLICABLE CODES: WITH 2020 CITY OF BURBANK CODE AMMENDMENTS																																										
		GOVERNING AGENCY: CITY OF BURBANK 150 N. THIRD STREET BURBANK, CA 91502 818-238-6220																																										
ABBREVIATIONS																																												
<table><tr><td>&amp; L @ C O (E)</td><td>AND ANGLE AT CENTERLINE DIAMETER OR ROUND POUND OR NUMBER EXISTING</td><td>E. ELEC. EMER. ENCL. EQ. EXIST. EXP. EXT.</td><td>EAST ELECTRICAL EMERGENCY ENCLOSURE EQUAL EXISTING (E) EXPANSION EXTERIOR</td><td>LAM. LAV. L.T.</td><td>LAMINATE LAVATORY LIGHT</td><td>S. SCHED. SECT. SIM. SPEC. ST. STL. STD. STEEL STOR. STRUCT. SUSP. SYM.</td><td>SOUTH SCHEDULE SECTION SIMILAR SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL</td></tr><tr><td>BD. BLDG. BLK. BLKG. BOT.</td><td>BOARD BUILDING BLOCK BLOCKING BOTTOM</td><td>F.A. FIN. FL. FLASH FLOUR. FT. FURR. FUT.</td><td>FIRE ALARM FLOOR DRAIN FIRE EXTINGUISHER FINISH FLOOR FLASHING FLUORESCENT FOOT OR FEET FURRING FUTURE</td><td>N. N.I.C. NO. OR # NOM. N.T.S.</td><td>NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE</td><td>TRD. TEL. THK. TYP.</td><td>TREAD TELEPHONE THICK TYPICAL</td></tr><tr><td>CEM. CER. CLG. CLR. COL. CONC. CONSTR. CONT. COUNTER. CTR.</td><td>CEMENT CERAMIC CEILING CLEAR COLUMN CONCRETE CONSTRUCTION CONTINUOUS COUNTER CENTER</td><td>GA. GALV. GL. G.C. GND. GYP.</td><td>GAUGE GALVANIZED GLASS GENERAL CONTRACTOR GROUND GYPSUM</td><td>O.C. OPNG. OPP.</td><td>ON CENTER OPENING OPPOSITE</td><td>UNF. U.N.O. V.J.F.</td><td>UNFINISHED UNLESS NOTED OTHERWISE VERIFY IN FIELD</td></tr><tr><td>DBL. DEPT. D.F. DET. DIA. DIM. DWG.</td><td>DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DRAWING</td><td>H.M. HORIZ. HR. HGT.</td><td>HOLLOW METAL HORIZONTAL HOUR HEIGHT</td><td>PL. P.LAM. PLAS. PLYWD. PR. PT.</td><td>PLATE PLASTIC LAMINATE PLASTER PLYWOOD PAIR POINT</td><td>W. WD.</td><td>WEST WITH WOOD</td></tr><tr><td></td><td></td><td>INSUL. INT. JT.</td><td>INSULATION INTERIOR JOINT</td><td>R. REF. REINF. REQ. RESIL. RM.</td><td>RADIUS REFERENCE REINFORCED REQUIRED RESILIENT ROOM</td><td></td><td></td></tr></table>					& L @ C O (E)	AND ANGLE AT CENTERLINE DIAMETER OR ROUND POUND OR NUMBER EXISTING	E. ELEC. EMER. ENCL. EQ. EXIST. EXP. EXT.	EAST ELECTRICAL EMERGENCY ENCLOSURE EQUAL EXISTING (E) EXPANSION EXTERIOR	LAM. LAV. L.T.	LAMINATE LAVATORY LIGHT	S. SCHED. SECT. SIM. SPEC. ST. STL. STD. STEEL STOR. STRUCT. SUSP. SYM.	SOUTH SCHEDULE SECTION SIMILAR SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL	BD. BLDG. BLK. BLKG. BOT.	BOARD BUILDING BLOCK BLOCKING BOTTOM	F.A. FIN. FL. FLASH FLOUR. FT. FURR. FUT.	FIRE ALARM FLOOR DRAIN FIRE EXTINGUISHER FINISH FLOOR FLASHING FLUORESCENT FOOT OR FEET FURRING FUTURE	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE	TRD. TEL. THK. TYP.	TREAD TELEPHONE THICK TYPICAL	CEM. CER. CLG. CLR. COL. CONC. CONSTR. CONT. COUNTER. CTR.	CEMENT CERAMIC CEILING CLEAR COLUMN CONCRETE CONSTRUCTION CONTINUOUS COUNTER CENTER	GA. GALV. GL. G.C. GND. GYP.	GAUGE GALVANIZED GLASS GENERAL CONTRACTOR GROUND GYPSUM	O.C. OPNG. OPP.	ON CENTER OPENING OPPOSITE	UNF. U.N.O. V.J.F.	UNFINISHED UNLESS NOTED OTHERWISE VERIFY IN FIELD	DBL. DEPT. D.F. DET. DIA. DIM. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DRAWING	H.M. HORIZ. HR. HGT.	HOLLOW METAL HORIZONTAL HOUR HEIGHT	PL. P.LAM. PLAS. PLYWD. PR. PT.	PLATE PLASTIC LAMINATE PLASTER PLYWOOD PAIR POINT	W. WD.	WEST WITH WOOD			INSUL. INT. JT.	INSULATION INTERIOR JOINT	R. REF. REINF. REQ. RESIL. RM.	RADIUS REFERENCE REINFORCED REQUIRED RESILIENT ROOM		
& L @ C O (E)	AND ANGLE AT CENTERLINE DIAMETER OR ROUND POUND OR NUMBER EXISTING	E. ELEC. EMER. ENCL. EQ. EXIST. EXP. EXT.	EAST ELECTRICAL EMERGENCY ENCLOSURE EQUAL EXISTING (E) EXPANSION EXTERIOR	LAM. LAV. L.T.	LAMINATE LAVATORY LIGHT	S. SCHED. SECT. SIM. SPEC. ST. STL. STD. STEEL STOR. STRUCT. SUSP. SYM.	SOUTH SCHEDULE SECTION SIMILAR SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL																																					
BD. BLDG. BLK. BLKG. BOT.	BOARD BUILDING BLOCK BLOCKING BOTTOM	F.A. FIN. FL. FLASH FLOUR. FT. FURR. FUT.	FIRE ALARM FLOOR DRAIN FIRE EXTINGUISHER FINISH FLOOR FLASHING FLUORESCENT FOOT OR FEET FURRING FUTURE	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE	TRD. TEL. THK. TYP.	TREAD TELEPHONE THICK TYPICAL																																					
CEM. CER. CLG. CLR. COL. CONC. CONSTR. CONT. COUNTER. CTR.	CEMENT CERAMIC CEILING CLEAR COLUMN CONCRETE CONSTRUCTION CONTINUOUS COUNTER CENTER	GA. GALV. GL. G.C. GND. GYP.	GAUGE GALVANIZED GLASS GENERAL CONTRACTOR GROUND GYPSUM	O.C. OPNG. OPP.	ON CENTER OPENING OPPOSITE	UNF. U.N.O. V.J.F.	UNFINISHED UNLESS NOTED OTHERWISE VERIFY IN FIELD																																					
DBL. DEPT. D.F. DET. DIA. DIM. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DRAWING	H.M. HORIZ. HR. HGT.	HOLLOW METAL HORIZONTAL HOUR HEIGHT	PL. P.LAM. PLAS. PLYWD. PR. PT.	PLATE PLASTIC LAMINATE PLASTER PLYWOOD PAIR POINT	W. WD.	WEST WITH WOOD																																					
		INSUL. INT. JT.	INSULATION INTERIOR JOINT	R. REF. REINF. REQ. RESIL. RM.	RADIUS REFERENCE REINFORCED REQUIRED RESILIENT ROOM																																							

# LR/A

## LR/ARCHITECTURE

Architecture  
Planning  
Interior Design

Construction Management

217 W. Alameda Avenue, Suite 203  
Burbank, CA 91502  
(818) 840-8361 Fax (818) 840-8341

N O T E

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BLD'G. DEPT.:		
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NO.	DATE	DESCRIPTION
1		
2		
3		
4		

ARCH/CONSULTANT:



PROJECT  
NEW COMMERCIAL BLDG.  
1719 SAN FERNANDO BLVD  
BURBANK, CA 91504

CLIENT  
ABSOLUTE APPLIANCES  
617 N. LA BREA  
LOS ANGELES, CA 90036

REVISIONS		
ISSUE	DATE	REVISION
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DRAWN  
STAFF  
CAD FILE

JOB NO.

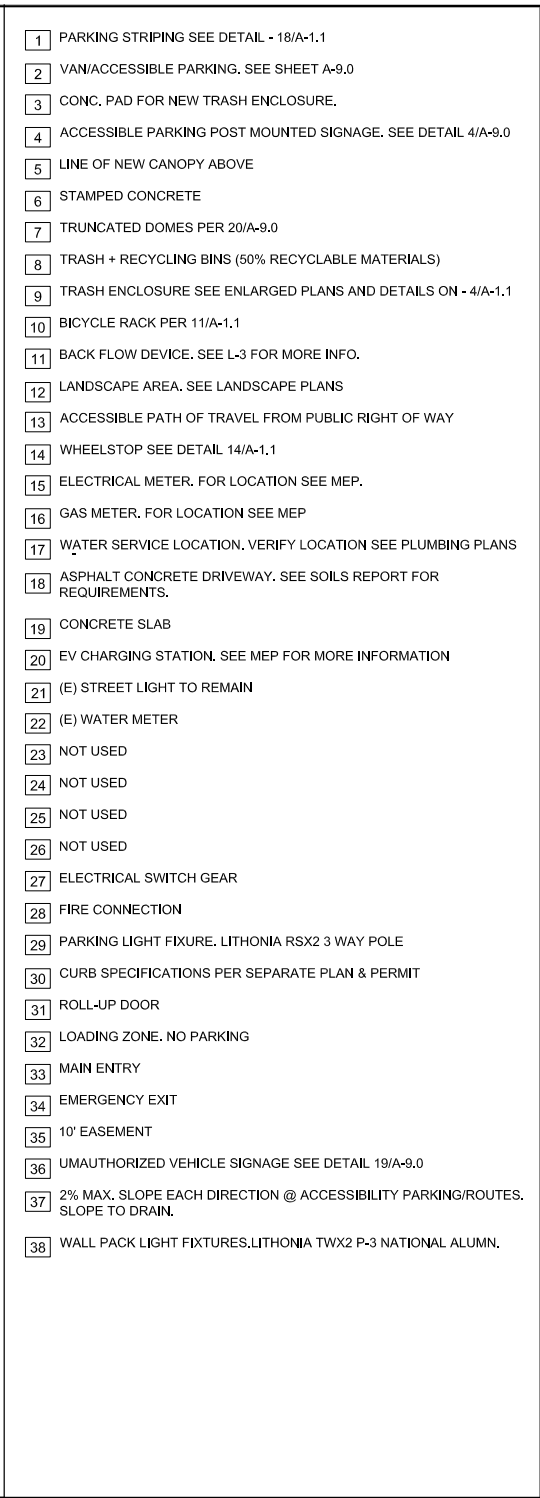
DATE  
11/19/21

SCALE  
AS SHOWN

TITLE  
COVER SHEET

SHEET

A-0.0



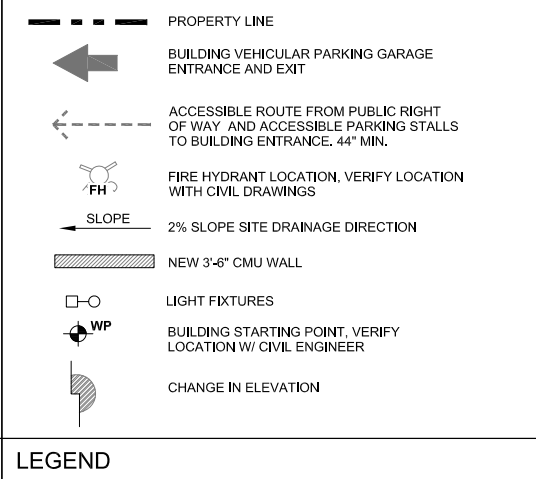
PARKING REQUIREMENTS:

COMMERCIAL: 3.3 PER 1,000  
 $7,400 / 1000 = 7.4$   
 $7.4 \times 3.3 = 24.4$  REQUIRED  
24 PROVIDED

LOADING  
300 SF REQUIRED  
300 SF PROVIDED

---

PARKING LOT CALC



1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE, THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS, AND IS FOR BUILDING DEPARTMENT USE ONLY.

2. WHEN PROVIDED, REFER TO CIVIL DRAWINGS FOR LOT LINE DIMENSIONS.

PROVIDE AN ACCESSIBLE ROUTE FROM THE BUILDING PARKING AREA TO THE BUILDING ENTRANCE PER CBC

4. ALL ACCESSIBLE RAMPS AND ROUTES ARE REQUIRED TO HAVE THE FOLLOWINGS:

- WALKING SURFACE SHALL NOT EXCEED 5% SLOPE
- RAMPS SHALL NOT EXCEED 8.33% SLOPE AND SHALL CURBS AND HANDRAILS
- ALL CROSS SLOPES SHALL NOT EXCEED 2%
- THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION
- ACCESSIBLE ROUTE
- REFER TO CIVIL PLANS FOR ADDITIONAL DIMENSIONS

5. A WET WEATHER EROSION CONTROL PLAN (WWEC), UTILIZING SEDIMENT AND EROSION CONTROL BMPs, FOR PROJECTS THAT WILL LEAVE DISTURB SOIL DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15) IS REQUIRED, THE WWEC MUST BE PREPARED, FOR PROJECTS THAT HAVE ALREADY BROKEN GROUND, NOT LESS THAN 30 DAYS PRIOR TO THE BEGINNINGS OF EACH RAINY SEASON DURING WHICH SOIL WILL BE DISTURBED, AND IMPLEMENTED THROUGHOUT THE ENTIRE RAINY

---

## SITE PLAN NOTES

SEASON, A COPY OF THE WWEEP SHALL BE KEPT ON THE PROJECT SITE AT ALL TIMES BEGINNING 30 DAYS PRIOR TO THE START OF THE RAINY SEASON, FOR PROJECTS THAT WILL BEGIN CONSTRUCTION DURING THE RAINY SEASON THE WWEEP MUST BE AVAILABLE 30 DAYS BEFORE CONSTRUCTION COMMENCES. THE WWEEP MUST BE SUBMITTED TO THE BUREAU OF ENGINEERING, PUBLIC WORKS FOR REVIEW AND APPROVAL. THE WWEEP IS NOT A REQUIREMENT FOR THE ISSUANCE OF A BUILDING OR GRADING PERMIT.

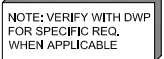
6. MAXIMUM DRIVEWAY SLOPE IS 20%, GRADE DETAILS AND TRANSITION SLOPES REQUIRED WHERE SLOPE EXCEEDS 12 1/2 % ~ MAXIMUM DRIVEWAY CROSS SLOPE IS 10%, MAXIMUM SLOPE WITHIN PARKING AREA IS 5%. 12.1A15(g).

7. ALL UTILITIES TO BE UNDERGROUND.

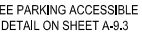
8. SEE SHEET A-1.1 FOR SITE DETAILS

<h1 style="margin: 0;">LR/A</h1> <h2 style="margin: 0;">LR/ARCHITECTURE</h2> <p style="margin: 5px 0;">Architecture Planning Interior Design</p> <p style="margin: 5px 0;">Construction Management</p> <p style="margin: 5px 0;">217 W. Alameda Avenue, Suite 203 Burbank, CA 91502 (818) 840-8361 Fax (818) 840-8341</p>																										
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<p>PROJECT</p> <p style="text-align: center; font-size: 1.2em;">NEW COMMERCIAL BLDG. 1719 SAN FERNANDO BLVD BURBANK, CA 91504</p>																										
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<p>JOB NO.</p> <p>DATE</p> <p>SCALE</p> <p>TITLE</p> <p style="text-align: center; font-size: 1.5em;">SITE PLAN</p>																										
<p>SHEET</p> <p style="text-align: center; font-size: 2em;">A-1.0</p>																										

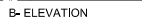




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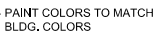
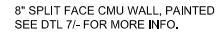
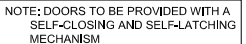
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SPECIFICATIONS SHALL NOT BE USED BY THE OWNER ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS. THE OWNER AGREES TO HOLD HARMLESS INDEMNIFY AND DEFEND THE ARCHITECT AGAINST ALL DAMAGES, CLAIMS AND LOSSES, INCLUDING DEFENSE COSTS, ARISING OUT OF ANY REUSE OF THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT OF RECORD.

RELEASES:		
NO.	DATE	DESCRIPTION
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CLIENT  
ABSOLUTE APPLIANCES  
617 N. LA BREA  
LOS ANGELES, CA 90036

[illegible]

STAFF \_\_\_\_\_ WR/ RE \_\_\_\_\_

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11/19/21

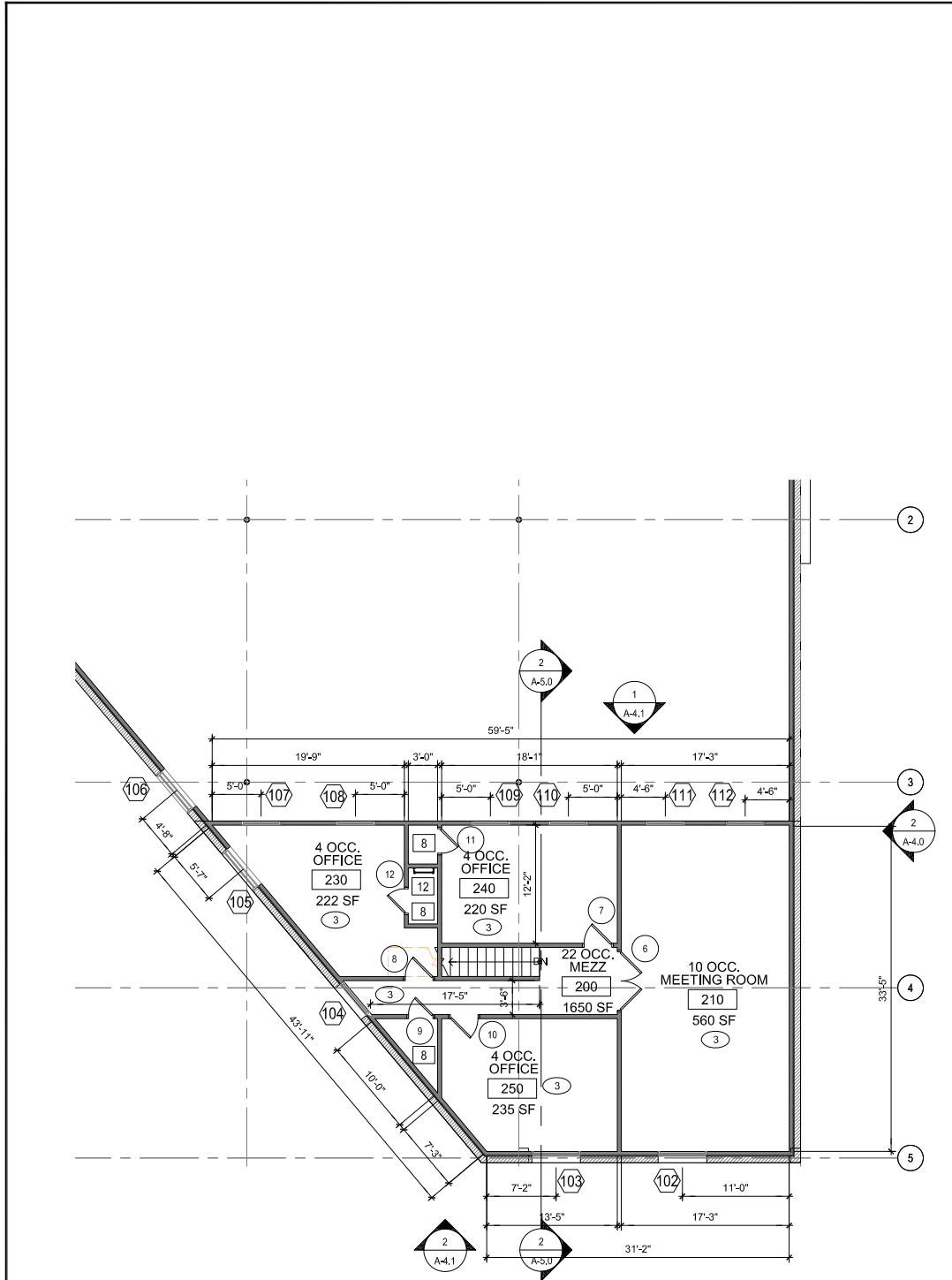
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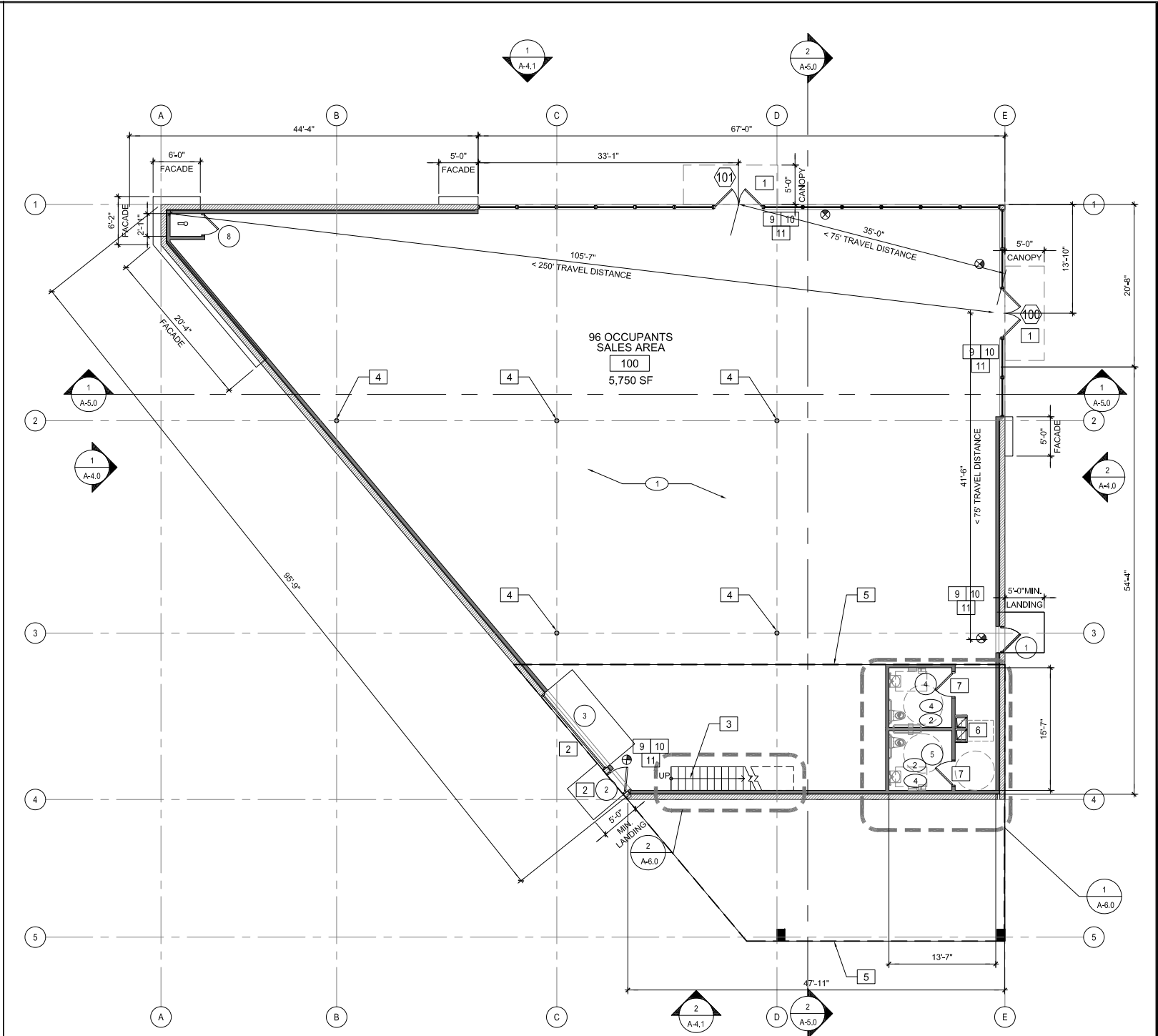
## A-1.1



SECOND FLOOR  
SCALE: 1/8" = 1'-0"

- VERIFY IN-FIELD ACCURACY OF GRIDLINES. REPORT TO ARCHITECT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITION.
- SEE SHEET A-9.0, A-9.1 & A-9.2 FOR APPLICABLE GENERAL NOTES.
- SEE SHEET A-0.0 FOR SYMBOLS & ABBREVIATIONS.
- WHEN PROVIDED, SEE CIVIL PLANS FOR THE BUILDING LOCATION ON SITE AND PRECISE GRADING PLANS.
- FOR PARKING TABULATION REFER TO COVER/PROJECT INFORMATION SHEET A-0.0
- ALL DIMENSIONS ARE TO FACE OF MASONRY, CONCRETE, STUD, OR CENTERLINE OF COLUMN.
- PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS, INCLUDING FURRED SPACES, AT 10' INTERVALS BOTH VERTICALLY AND HORIZONTALLY.
- SEE STRUCTURAL DRAWINGS FOR BUILDING SECTION
- SIZE AND LOCATION OF FRAMING AND PLYWOOD SHEATHING
- SPECIAL NAILING AND BLOCKING REQUIREMENTS
- PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS AS REQUIRED FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. IN FIRE RATED ASSEMBLIES PROVIDE RATED ACCESS PANELS WITH SELF CLOSING DEVICES.
- FOR DOOR & WINDOW SCHEDULE - SEE SHEET A-7.0
- PROVIDE EXIT SIGNS CONNECTED TO A SOURCE OF EMERGENCY BACKUP POWER.
- INTERIOR FINISHES SHALL COMPLY WITH SECTION 803.1 FLAME SPREAD PROVISION.
- GREEN NOTES: NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE FLOW RATES SPECIFIED IN SEC. 5.303.2

PLAN NOTES



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

- 1 STAINED CONCRETE - TBD BY TENANT
- 2 NON-POROUS CERAMIC/PORCELAIN TILE - W/ MIN 3/8" RADIUS COVE BASE AT MIN. 6" HIGH
- 3 COMMERCIAL GRADE CARPET - COLOR/MANUFACTURER TBD BY TENANT
- 4 WALL PAINT TO BE SEMI-GLOSS, COLOR TBD BY TENANT
- NOTE: ALL FINISHES TO BE CONFIRMED BY TENANT EXCEPT AT RESTROOMS. FINISHES AT RESTROOMS MUST MEET HEALTH CODE AND BE NON-POROUS WITH WASHABLE SURFACE MATERIAL/FINISH AT WALLS.
- 1 PEDESTRIAN ENTRY DOOR, PROVIDE 1/2" MAX. THRESHOLD
- 2 DELIVERY DOOR
- 3 STAIRS TO MEZZ WITH 42" GUARDRAIL
- 4 STRUCTURAL COLUMNS
- 5 LINE OF MEZZANINE FLOOR ABOVE
- 6 ACCESSIBLE DRINKING FOUNTAIN
- 7 ACCESSIBLE RESTROOM, SEE 1/ A-6.0
- 8 STORAGE
- 9 TACTILE EXIT SIGN AT EXIT DOORS PER SECTION 11B-216.4.1 OF CBC THE SIGN SHALL STATE "EXIT". SEE SHEET A-9.1 FOR DETAIL.
- 10 TACTILE EXIT SIGN AT EXIT ACCESS DOORS PER SECTION 11B-216.4.1 OF CBC. THE SIGN SHALL STATE "EXIT ROUTE". SEE SHEET A-9.1 FOR DETAIL.
- 11 SIGN ON THE EGRESS SIDE OF EXIT DOORS STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
- 12 ROOF ACCESS LADDER

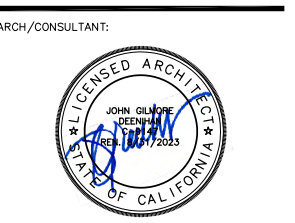
FLOOR PLAN LEGEND

**LR/A**  
LR/ARCHITECTURE  
Architecture  
Planning  
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PROJECT  
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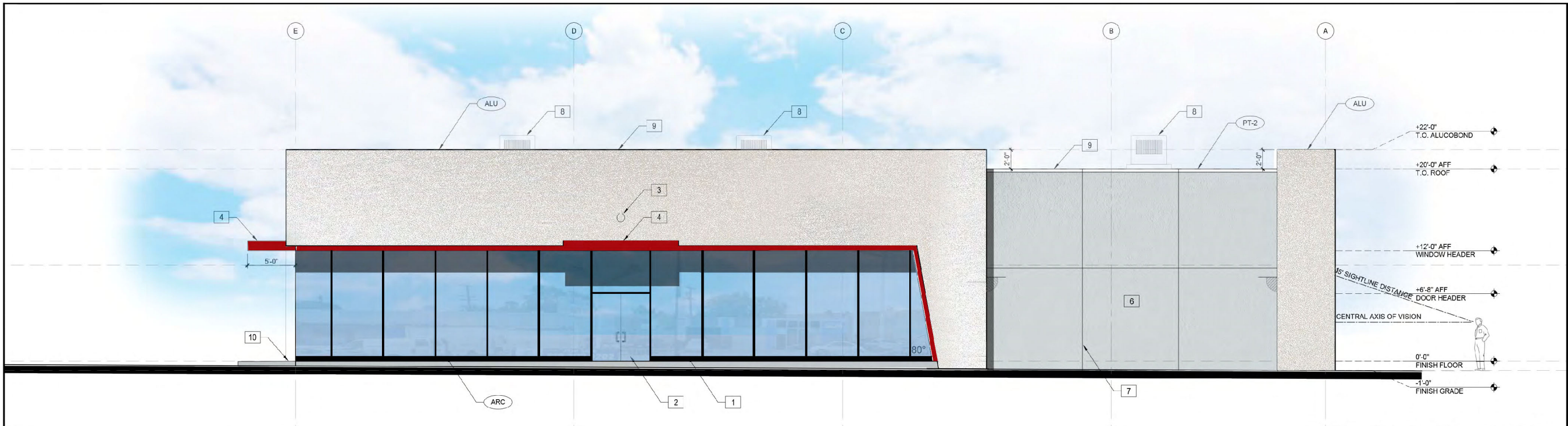
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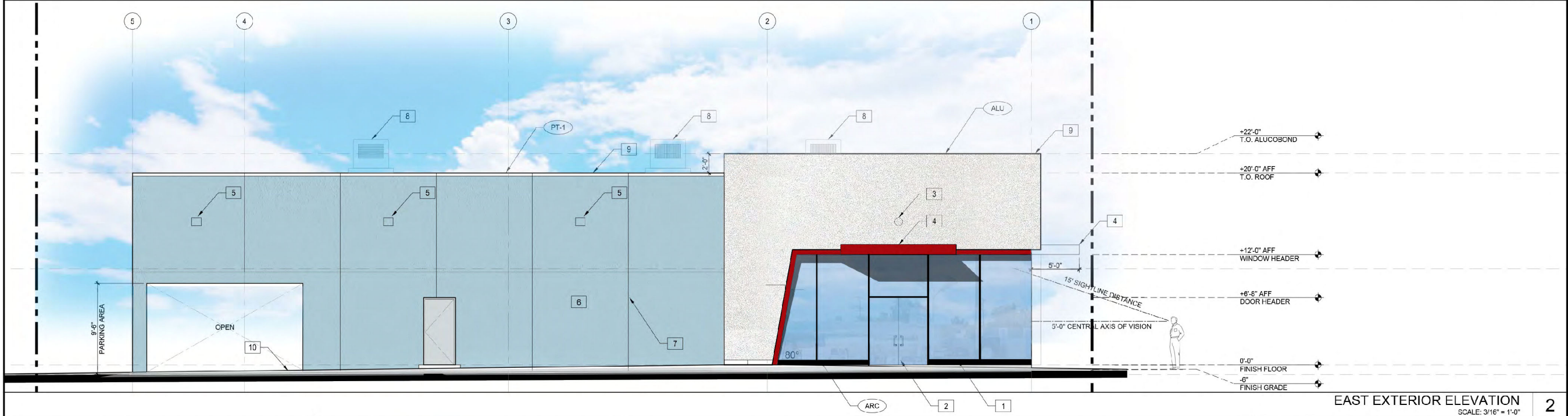
TITLE  
FIRST FLOOR  
AND  
SECOND FLOOR

SHEET  
A-2.0


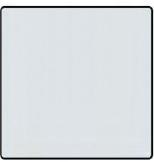

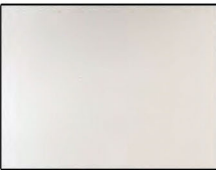




NORTH EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0" 1



EAST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0" 2

<div><div></div><div><div>PT-1</div><div>PAINT</div><div>BLUE (MEDITERRANEAN BREEZE) - 799 BENJAMIN MOORE</div></div></div> <div><div></div><div><div>PT-2</div><div>PAINT</div><div>GRAY (ICED CUBE SILVER) - 2121-50 BENJAMIN MOORE</div></div></div>	<div><div></div><div><div>ARC</div><div>ARCADIA OFFSET GLAZED SYSTEM</div></div></div> <div><div></div><div><div>ALU</div><div>ALUCOBOND MOONSTONE METALLIC</div></div></div>		<table><tr><th>SYMBOL</th><th>FINISH</th><th>COLOR SPECIFICATION</th></tr><tr><td>PT-1</td><td>PAINT</td><td>BLUE (MEDITERRANEAN BREEZE) - 799 BENJAMIN MOORE</td></tr><tr><td>PT-2</td><td>PAINT</td><td>GRAY (ICED CUBE SILVER) - 2121-50 BENJAMIN MOORE</td></tr><tr><td>ARC</td><td>ARCADIA OFFSET GLAZED SYSTEM</td><td></td></tr><tr><td>ALU</td><td>ALUCOBOND MOONSTONE METALLIC</td><td></td></tr></table>	SYMBOL	FINISH	COLOR SPECIFICATION	PT-1	PAINT	BLUE (MEDITERRANEAN BREEZE) - 799 BENJAMIN MOORE	PT-2	PAINT	GRAY (ICED CUBE SILVER) - 2121-50 BENJAMIN MOORE	ARC	ARCADIA OFFSET GLAZED SYSTEM		ALU	ALUCOBOND MOONSTONE METALLIC		<table><tr><td>1</td><td>(N) WINDOW - REFER TO WINDOW SCHEDULE ON SHEET A-7.0</td></tr><tr><td>2</td><td>(N) DOOR - REFER TO DOOR SCHEDULE ON SHEET A-7.0</td></tr><tr><td>3</td><td>J-BOX FOR FUTURE SIGN</td></tr><tr><td>4</td><td>METAL CANOPY</td></tr><tr><td>5</td><td>LIGHT FIXTURE</td></tr><tr><td>6</td><td>PROVIDE 7/8" THCK STUCCO</td></tr><tr><td>7</td><td>METAL SCREEDS TYP.</td></tr><tr><td>8</td><td>RTU</td></tr><tr><td>9</td><td>METAL COPING</td></tr><tr><td>10</td><td>CONC. WALKWAY W/ 2% CROSS SLOPE</td></tr></table> <div>SIGNAGE PACKAGE UNDER SEPARATE PERMIT</div>	1	(N) WINDOW - REFER TO WINDOW SCHEDULE ON SHEET A-7.0	2	(N) DOOR - REFER TO DOOR SCHEDULE ON SHEET A-7.0	3	J-BOX FOR FUTURE SIGN	4	METAL CANOPY	5	LIGHT FIXTURE	6	PROVIDE 7/8" THCK STUCCO	7	METAL SCREEDS TYP.	8	RTU	9	METAL COPING	10	CONC. WALKWAY W/ 2% CROSS SLOPE
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Construction Management  
217 W. Alameda Avenue, Suite 203  
Burbank, CA 91502  
(818) 840-8361 Fax (818) 840-8341

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SUBMITTALS	DATE	DESCRIPTION
PRE-BID:		
B.D.G. DEPT.:		
B.D. SET:		
RELEASES:		
NO.	DATE	DESCRIPTION
1		
2		
3		



PROJECT  
NEW COMMERCIAL BLDG.  
1719 SAN FERNANDO BLVD  
BURBANK, CA 91504

CLIENT  
ABSOLUTE APPLIANCES  
617 N. LA BREA  
LOS ANGELES, CA 90036

REVISIONS	ISSUE	DATE	REVISION
1			
2			
3			
4			
5			
6			

DRAWN  
STAFF  
CAD FILE

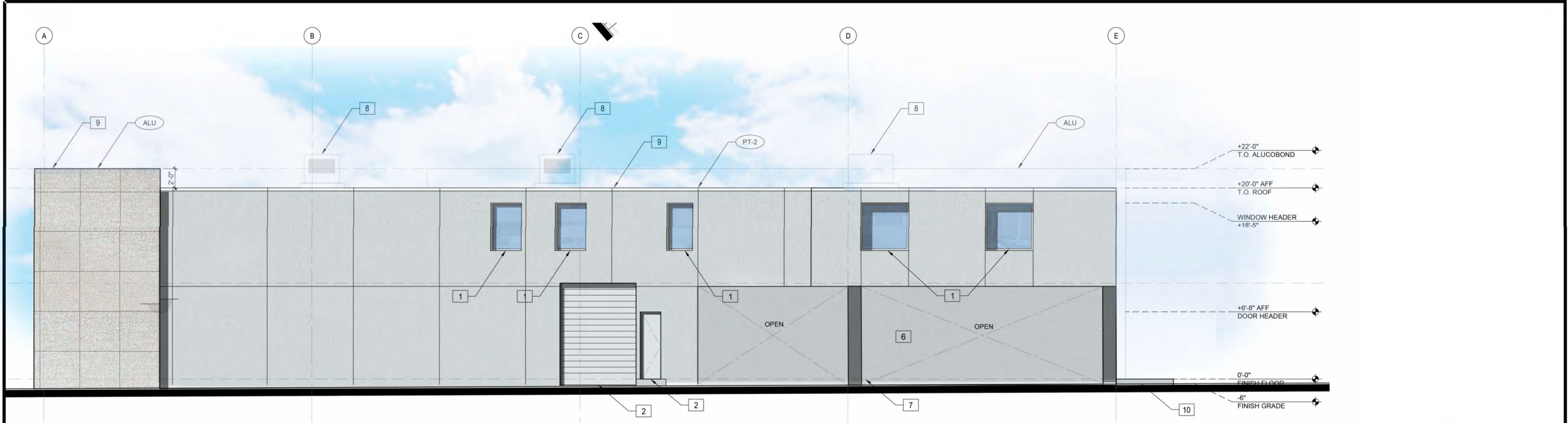
CHECKED  
WR/ RE

JOB NO.  
21591  
DATE  
11/19/21  
SCALE  
AS SHOWN

TITLE  
EXTERIOR  
ELEVATIONS  
SHEET

A-4.0

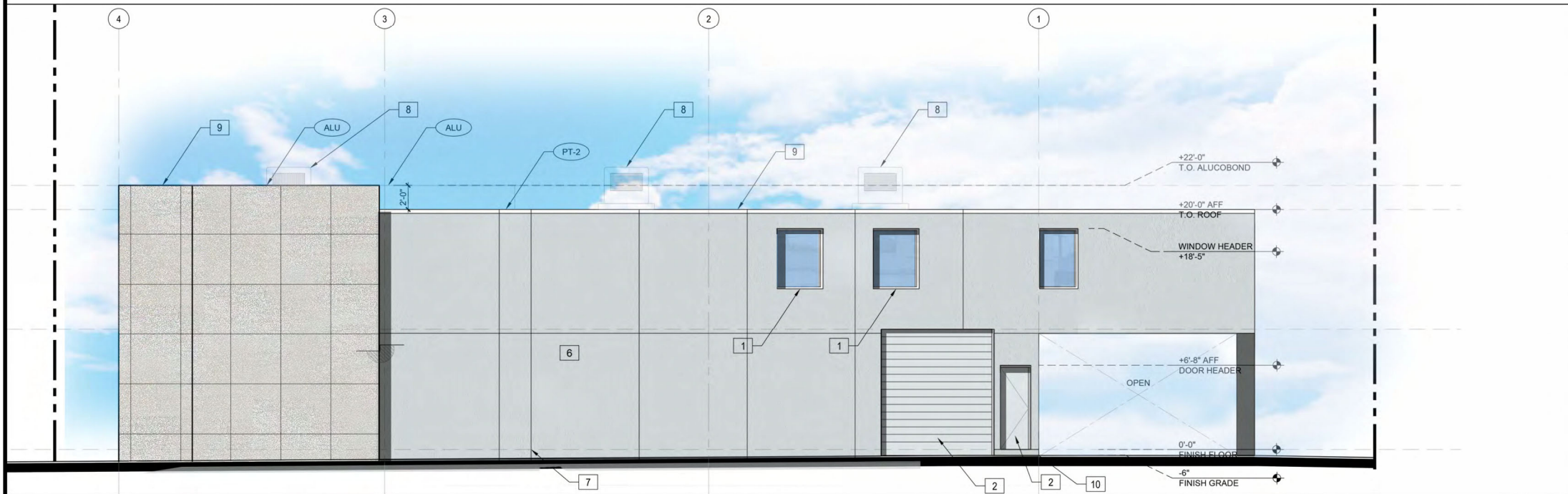




SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

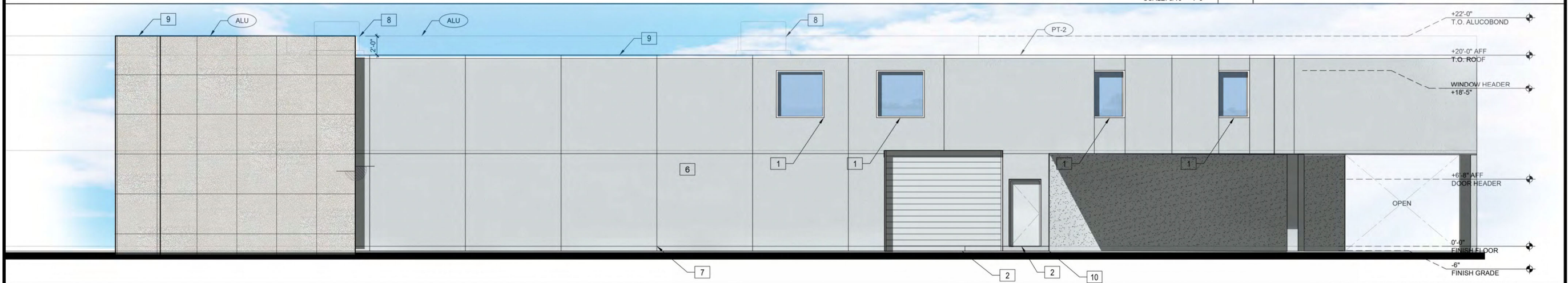
1



WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

2



WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

3

- 1 (N) WINDOW - REFER TO WINDOW SCHEDULE ON SHEET A-7.0  
2 (N) DOOR - REFER TO DOOR SCHEDULE ON SHEET A-7.0  
3 J-BOX FOR FUTURE SIGN  
4 METAL CANOPY  
5 LIGHT FIXTURE  
6 PROVIDE 7/8" THICK STUCCO  
7 METAL SCREEDS TYP.  
8 RTU  
9 METAL COPING  
10 CONC. WALKWAY W/ 2% CROSS SLOPE

ELEVATION KEYNOTES

SYMBOL	FINISH	COLOR SPECIFICATION
PT-1	PAINT	BLUE (MEDITERRANEAN BREEZE) - 799 BENJAMIN MOORE
PT-2	PAINT	GRAY (ICED CUBE SILVER) - 2121-50 BENJAMIN MOORE
ARC	ARCADIA OFFSET GLAZED SYSTEM	
ALU	ALUCOBOND MOONSTONE METALLIC	

SIGNAGE PACKAGE UNDER  
SEPARATE PERMIT

SPECIFICATIONS

LR/A  
LR/ARCHITECTURE

Architecture  
Planning  
Interior Design

Construction Management

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ARCH/CONSULTANT:



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SCALE

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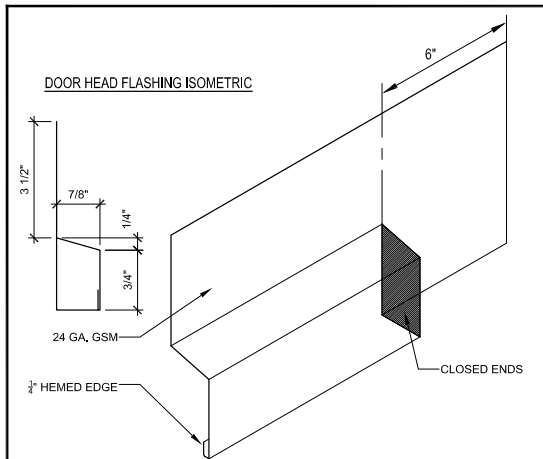
TITLE

EXTERIOR  
ELEVATIONS

SHEET

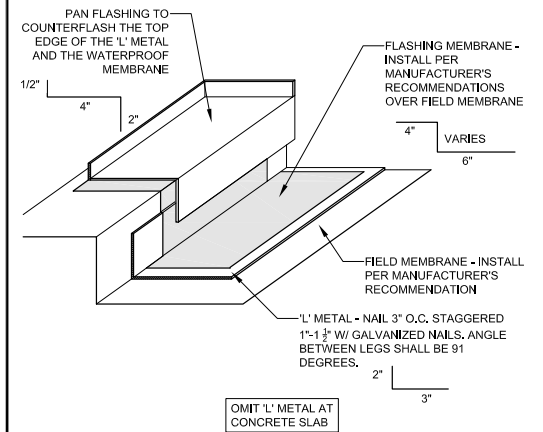
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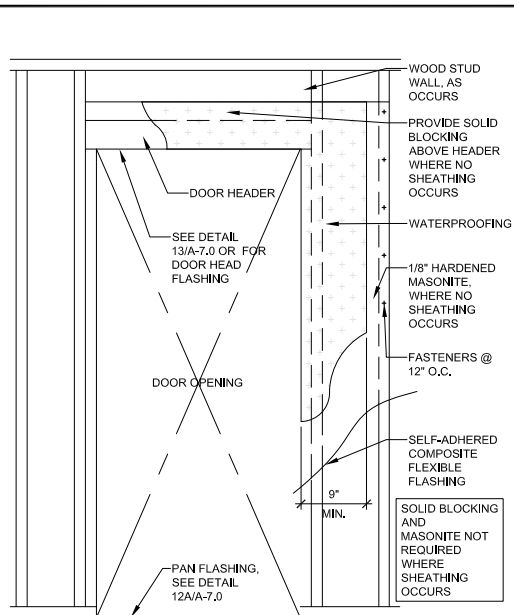
EXT. DOOR HEAD FLASHING DETAIL  
SCALE: 3" = 1'-0"

17



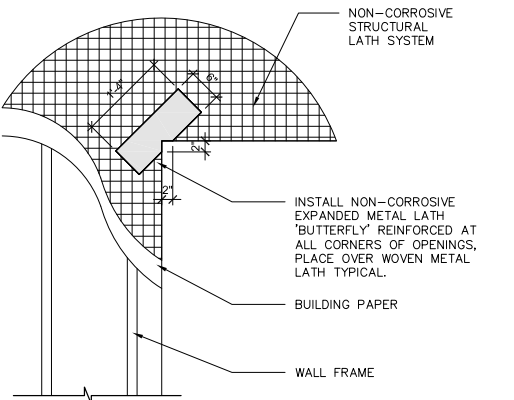
PAN FLASHING INSTALLATION DETAIL  
SCALE 3" = 1'-0"

18



EXT. DOOR & PAN FLASHING DETAIL  
SCALE: 3" = 1'-0"

14



CORNER OPENING REINFORCEMENT  
SCALE: 3/4" = 1'-0"

15

**HARDWARE SCHEDULE:**  
**DOOR AT WH CLOSET:**  
PROVIDE PRIVACY LEVER WITH PROPERTY MANAGEMENT KEY ONLY

**HINGES:**  
USE (3) HINGES ON 6'-8" AND 7'-0" DOOR  
USE (4) HINGES ON 8'-0" DOORS

**1. PATIO DOOR:**  
PROVIDE HALF DEADBOLT

ALL MAINTENANCE, TELCO, MOPE, AND TRASH DOORS TO BE KEYED ALIKE.

**A. HARDWARE:**  
1. DOORS: COPPER CREEK HARDWARE PER SCHEDULE WITH SATIN NICKEL FINISH AT DOORS.  
2. PROVIDE (3) HINGES FOR INTERIOR DOORS, THREE (3) HINGES FOR EXTERIOR DOORS UP TO SEVEN (7) FEET AND FOUR (4) HINGES FOR DOORS 96" TO 120" HIGH PAINT GRADE.

**B. PROVIDE DOORSTOP WHERE WALL IS LESS THAN 120 DEGREES WITH ADJACENT WALL AND WHERE SPECIFIED PER PLAN OR BELOW.**

**C. HARDWARE GROUP: ENTRY**  
1. HINGE: 1-1/2 PAIR  
2. LOCKSET: INTERCONNECT  
3. LATCH SET: INTERCONNECT  
4. THRESHOLD: PEMKO OR EQUAL  
5. DOOR BOTTOM: PEMKO OR EQUAL  
6. DOOR STOP: 3" SPRING STOP  
7. CLOSER: BOMMER SPRING HINGE  
8. WEATHER-STRIP: PEMKO OR EQUAL  
9. VIEWER: 180 DEGREE VIEWER 18" FROM TOP OF DOOR

**D. HARDWARE GROUP: PATIO**  
1. HINGE: 1-1/2 PAIR  
2. LOCKSET: PRIVACY DEADBOLT  
3. LATCH SET: PASSAGE LEVER  
4. THRESHOLD: PEMKO OR EQUAL  
5. DOOR BOTTOM: PEMKO OR EQUAL  
6. WEATHER-STRIP: PEMKO OR EQUAL  
7. WEATHER-STRIP: PEMKO OR EQUAL

**HINGES:**  
USE (3) HINGES ON 6'-8" AND 7'-0" DOOR

**E. HARDWARE GROUP: WATER HEATERS CLOSETS**  
1. HINGE: 1-1/2 PAIR  
2. LOCKSET: KEYED LEVER TO PROPERTY MANAGEMENT  
3. CHAIN STOP

**F. HARDWARE GROUP: STORAGE**  
1. HINGE: 1-1/2 PAIR  
2. LATCH SET: PASSAGE LEVER  
3. CHAIN STOP

**G. HARDWARE GROUP: BATH**  
1. HINGE: 1-1/2 PAIR  
2. LATCH SET: PRIVACY LEVER (PUSH BUTTON AT ACCESSIBLE UNITS)  
3. DOOR STOP: 3" SPRING STOP

**H. HARDWARE GROUPS: BEDROOMS**  
1. HINGE: 1-1/2 PAIR  
2. LATCH SET: PRIVACY LEVER (PUSH BUTTON AT ACCESSIBLE UNITS)  
3. DOOR STOP: 3" SPRING STOP

**L. HARDWARE GROUPS: BEDROOMS**  
1. HINGE: 1-1/2 PAIR  
2. LATCH SET: PASSAGE LEVER  
3. DOOR STOP: 3" SPRING/HINGE STOP

HARDWARE SCHEDULE

16

DOOR SCHEDULE

SPACE #	DOOR #	LOCATION	PR.	WIDTH	HEIGHT	THK.	TYPE	MAT'L		FIRE RATING	DETAILS			HARD-WARE	REMARKS
								FRAME	DR.		HEAD	JAMB	THRESHOLD		
100	1	REAR EXIT	-	3'-0"	7'-0"	-	B	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	1, 2, 3, 5, 6, 8
	8	FIRE RISER DOOR	-	2'-6"	7'-0"	-	B	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	1, 2, 3, 5, 6, 8
	2	REAR EXIT	-	3'-0"	7'-0"	-	B	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	1, 2, 3, 5, 6, 8
120	3	DELIVERY DOOR	-	12'-0"	8'-0"	-	E	MTL	ALU	-	2/A8.0	2/A8.0	8/A8.0	HW-4	4
	4	STORAGE	-	3'-0"	7'-0"	-	B	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	4
	5	RESTROOM	-	3'-0"	7'-0"	-	D	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	1, 2, 3, 7
	6	RESTROOM	-	3'-0"	7'-0"	-	D	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	1, 2, 3, 7
110	7	LOUNGE	-	3'-0"	7'-0"	-	B	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	4
210	9	MEETING ROOM	-	3'-0"	7'-0"	-	B	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	4
200	18	STORAGE	-	2'-6"	7'-0"	-	C	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	4
220	10	STORAGE	-	2'-6"	7'-0"	-	C	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	4
230	11	I.T.	-	3'-0"	7'-0"	-	B	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	4
	12	OFFICE	-	6'-0"	7'-0"	-	B	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	4
240	13	STORAGE	-	2'-6"	7'-0"	-	C	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	4
	14	OFFICE	-	3'-0"	7'-0"	-	B	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	4
250	15	STORAGE	-	2'-6"	7'-0"	-	C	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	4
	16	OFFICE	-	3'-0"	7'-0"	-	B	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	4
	17	STORAGE	-	2'-6"	7'-0"	-	C	MTL	HM	-	2/A8.0	2/A8.0	8/A8.0	HW-4	4

SCHEDULE ABBREVIATIONS:

HCWD - HOLLOW CORE WOOD DOOR, PAINT GRADE  
SCWD - SOLID CORE WOOD DOOR, PAINT GRADE, PT-1  
HMD - HOLLOW METAL DOOR, PAINT TO MATCH  
EXTERIOR WALL, W/ 2 COATS GLOSS ENAMEL (OL)

GLS - GLASS  
RUD - ROLL UP DOOR  
ALU - ALUMINUM  
T - TEMPERED

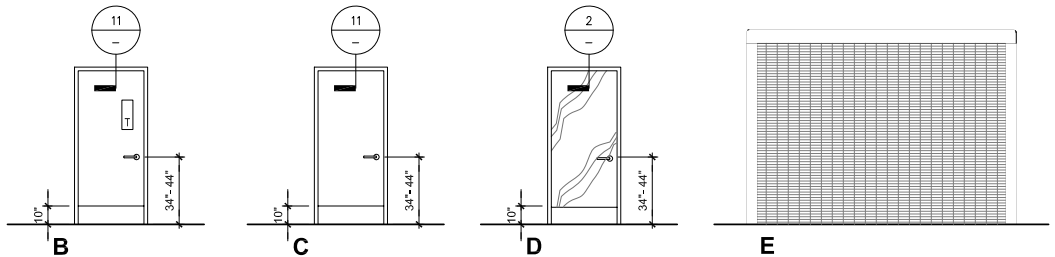
NOTE:

DOOR HARDWARE TO BE DETERMINED AND FURNISHED BY OWNER/CONTRACTOR

NOTES:

1. PROVIDE 18" KICK PLATE EA. SIDE
2. PROVIDE LCN CLOSER.
3. DOOR FRAMES TO BE TIMELY COMMERCIAL SERIES, F.F. COLOR T.B.D.
4. PROVIDE DOOR STOPS.
5. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
6. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR BOTH INTERIOR AND EXTERIOR DOOR.
7. DOORS TO HANDICAPPED TOILET STALLS SHALL HAVE A MINIMUM OF 34 INCHES CLEAR WIDTH.
8. EXTERIOR DOORS SHALL BE RODENT PROOFED DOORS EQUIPPED WITH AIR CURTAIN

DOOR TYPE LEGEND:



DOOR SCHEDULE

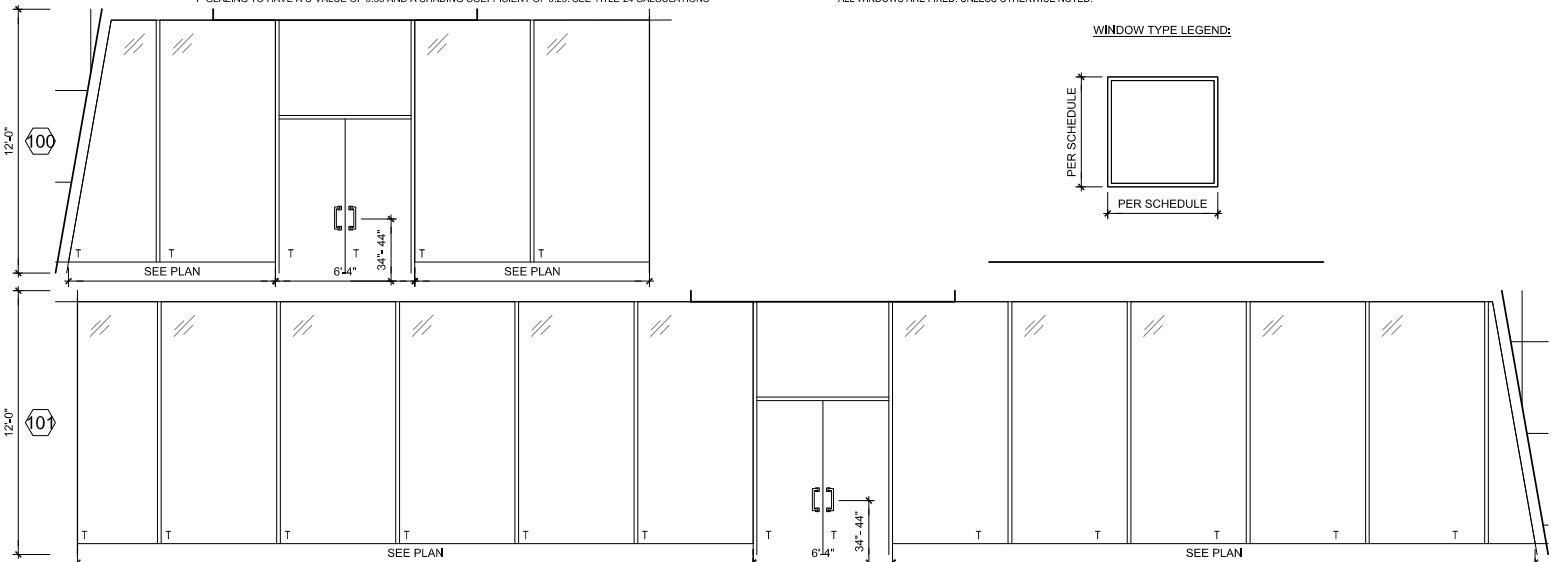
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WINDOW SCHEDULE

WINDOW	WIDTH	HEIGHT	TYPE	MAT'L	GLASS	HEAD	JAMB	SILL	OTHER	REMARKS
100	27'-0"	12'-0"	1	ALUM.	1" TEMPERED	1/A7.0	5/A7.0	-	-	SEE NOTE 1- EXTERIOR WINDOW
101	67'-0"	12'-0"	1	ALUM.	1" TEMPERED	1/A7.0	5/A7.0	-	-	SEE NOTE 1- EXTERIOR WINDOW
102	5'-0"	5'-0"	1	ALUM.		1/A7.0	5/A7.0	-	-	SEE NOTE 1- EXTERIOR WINDOW
103	5'-0"	5'-0"	1	ALUM.		1/A7.0	5/A7.0	-	-	SEE NOTE 1- EXTERIOR WINDOW
104	5'-0"	5'-0"	1	ALUM.		1/A7.0	5/A7.0	-	-	SEE NOTE 1- EXTERIOR WINDOW
105	5'-0"	5'-0"	1	ALUM.		1/A7.0	5/A7.0	-	-	SEE NOTE 1- EXTERIOR WINDOW
106	5'-0"	7'-0"	1	ALUM.		1/A7.0	5/A7.0	-	-	SEE NOTE 1
107	5'-0"	7'-0"	1	ALUM.		1/A7.0	5/A7.0	-	-	SEE NOTE 1
108	5'-0"	7'-0"	1	ALUM.		1/A7.0	5/A7.0	-	-	SEE NOTE 1
109	5'-0"	7'-0"	1	ALUM.		1/A7.0	5/A7.0	-	-	SEE NOTE 1
110	5'-0"	7'-0"	1	ALUM.		1/A7.0	5/A7.0	-	-	SEE NOTE 1
107	5'-0"	7'-0"	1	ALUM.		1/A7.0	5/A7.0	-	-	SEE NOTE 1
108	5'-0"	7'-0"	1	ALUM.		1/A7.0	5/A7.0	-	-	SEE NOTE 1
109	5'-0"	7'-0"	1	ALUM.		1/A7.0	5/A7.0	-	-	SEE NOTE 1
110	5'-0"	7'-0"	1	ALUM.		1/A7.0	5/A7.0	-	-	SEE NOTE 1

NOTES:  
1- GLAZING TO HAVE A U-VALUE OF 0.36 AND A SHADING COEFFICIENT OF 0.25. SEE TITLE-24 CALCULATIONS

NOTE:  
ALL WINDOWS ARE FIXED, UNLESS OTHERWISE NOTED.



WINDOW SCHEDULE

4

LR/A  
LR/ARCHITECTURE

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Planning  
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PLANNING: 11/24/2021 PLANNING REVIEW

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RELEASES:

NO. DATE DESCRIPTION

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